



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**June 14, 2004**

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**SUBJECT:** **2004-0268** – Application for a 5,500 square foot site located at **1114 Myrtle Drive** in an R-0 (Low Density Residential) Zoning District (APN: 213-31-024);

Motion **Design Review** to allow a new two-story house of 2,850 square feet resulting in 52% FAR (Floor Area Ratio) where 45% may be considered without Planning Commission Review.

**REPORT IN BRIEF**

**Existing Site Conditions** Single Family Home

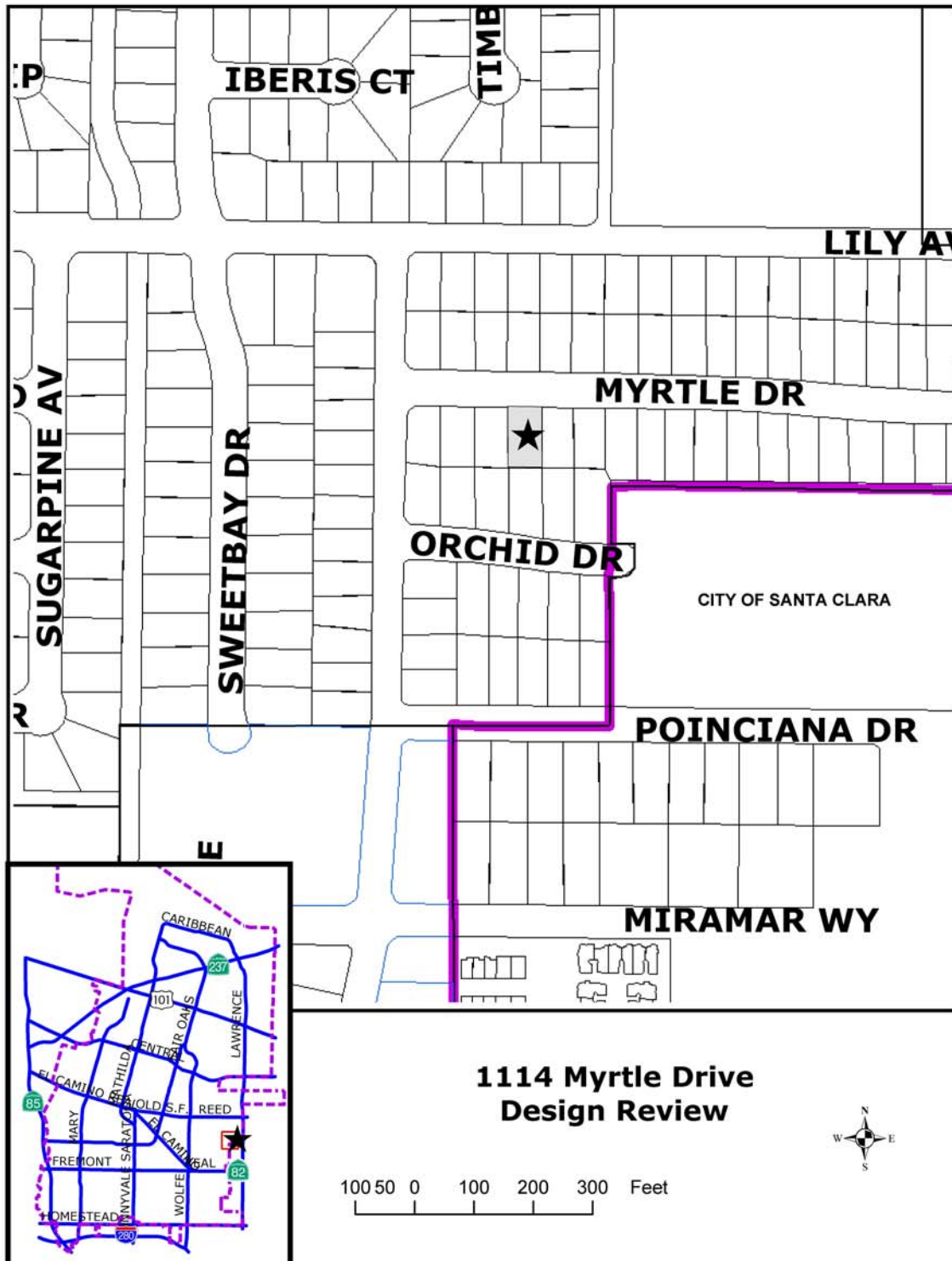
**Surrounding Land Uses**

North	Single-Family Homes
South	Single-Family Homes
East	Single-Family Homes
West	Single-Family Homes

**Issues** Architectural Style  
Entry statement

**Environmental Status** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with conditions



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	Low Density Residential	Same	Low Density Residential
<b>Zoning District</b>	R-0	Same	R-0
<b>Lot Size (s.f.)</b>	5,500	Same	6,000 min.
<b>Gross Floor Area (s.f.)</b>	1,483	2,850	No max.
<b>Lot Coverage (%)</b>	27%	35%	40% max.
<b>Floor Area Ratio (FAR)</b>	27%	52%	45% max. threshold w/o PC review
<b>No. of Units</b>	1	Same	1 max.
<b>Bedrooms/Unit</b>	3	4	No req.
<b>Building Height (ft.)</b>	Approx 13	23	30 max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks 1<sup>st</sup> story/2<sup>nd</sup> Story (facing prop.)</b>			
• <b>Front</b>	N/A	20/28	20/25 min.
• <b>Left Side</b>	N/A	8/11	8/11 min.
• <b>Right Side</b>	N/A	4/7	4/7 min.
• <b>Rear</b>	N/A	28/35	10/20 min.
<b>Parking</b>			
• <b>Total No. of Spaces</b>	2	4	4 min.
• <b>No. of Covered Spaces</b>	0	2	2 min.

**ANALYSIS****Background**

**Previous Actions on the Site:** There are no previous planning actions related to the subject site. Neighborhood Preservation is currently working on an outstanding compliance issue related to an illegal garage conversion in the existing house.

**Description of Proposed Project**

The proposed project includes removal of the existing one-story home and constructing a two-story home on the lot. This Design Review requires Planning Commission review as it exceeds the 45% Floor Area Ratio (FAR) threshold set in Sunnyvale Municipal Code Section 19.32.020.

**Surrounding Neighborhood:** The surrounding neighborhood is primarily made up of modest one-story homes with low-pitched tar and gravel roofs and simple architectural treatments. Further down the street are ranch-style homes and at the intersection of Myrtle Drive and Tamarack Lane there are two new two-story homes with stucco exterior and tile roofs (see Attachment 4, Photos).

**Environmental Review**

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 includes construction of a new single-family home.

**Design Review**

**Use:** The proposed use is a two-story, four bedroom house with an attached two-car garage.

**Site Layout:** The property is a standard size for the area with 5,500 sq. ft. and a 55-ft. width. The home is rectangular with a front-loading garage on the right side and central entryway that is set back into the main home. The second floor is set back an additional 3 ft. on the sides and 5 ft. on the front, meeting the requirements of the R-0 Zoning District.

**Architecture:** The design is Mediterranean with a hipped red tile roof and stucco exterior. The central entryway is two stories tall with an arched porch structure and a stucco dome at the top. Architectural details include corbels underneath the eave lines, arched windows and small balconies overlooking Myrtle Avenue and the left side of the house.

Staff has three issues with the house as designed: the scale and architectural detailing of the entryway, the proposed master bedroom balcony on the left side of the home, and the proposed color scheme. Staff believes that the entryway is oversized and out of scale with the surrounding neighborhood. The dome feature is too formal and will not be compatible with the surrounding homes. Staff recommends redesigning the entryway to lower the height and remove the proposed dome. Staff also recommends re-orienting the master bedroom balcony to face the backyard to avoid significant privacy impacts. Lastly, staff believes that the proposed color scheme of white with red tile will be

incompatible with the surrounding neighborhood, and recommends that both the roof and the walls have more neutral earth tones (Conditions of Approval #3 and 5 address these issues).

**Parking/Circulation:** The project has two covered and two uncovered spaces, meeting the parking requirements for single-family homes.

### **Compliance with Development Standards**

The site complies with all development standards for the R-0 Zoning District. The R-0 Zone has a Floor Area Ratio (FAR) threshold, which requires that Planning Commission review all homes that exceed 45% FAR. The proposed 53% FAR home is in conformance with R-0 development standards upon Design Review approval by the Planning Commission.

### **Expected Impact on the Surroundings**

The proposed home will have a visual impact on the surrounding properties. The house is larger and taller than the existing house with a different architectural style. The home will be much larger than other homes in the immediate vicinity. The recommended Conditions of Approval are intended to minimize these incompatibilities.

### **Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings based on the City-Wide Design Guidelines for the Design Review.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

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Staff has spoken with two neighbors regarding this application. One neighbor asked for information and another expressed concern over the size and height of the proposed home.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• Mailed 42 notices to nearby property owners and residents of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Alternatives**

1. Approve the Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

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Alternative 1.

Prepared by:

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Diana O'Dell  
Project Planner

Reviewed by:

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Fred Bell  
Principal Planner

Reviewed by:

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Trudi Ryan  
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Photos of the Neighborhood

### Recommended Findings – Design Review

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The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home has a similar setback to others on the street with a central entryway which is typical for homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Although the majority of homes in the vicinity are one-story, the proposed home has a second setback from 3 to 8 ft. on all sides. There are no two-story walls and the overall height of the house is 23 ft., which is a low second story.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The home has minimized the windows on the second floor. Staff is concerned with the privacy impact of the proposed master bedroom balcony on left hand elevation and recommends that it be reduced in size and re-oriented towards the rear yard.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed two-car garage is in keeping with the predominant neighborhood character, and will not be a significant visual impact.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There is no predominant character for front-yard landscaping on Myrtle Drive.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The home proposes a variety of architectural details using stucco and roof tile. The proposed window treatments, roof details and materials are high quality.
<i>2.2.7 Preserve mature landscaping</i>	The existing street tree will remain and the remainder of the yard will be re-landscaped.



<b>Single Family Home Design Technique</b>	<b>Discussion</b>
<i>3.3 Design entries to be in scale and character with the neighborhood.</i>	The proposed entry is formal with two-story high elements. This is not compatible with the surrounding homes, and staff recommends that the entryway be lowered and redesigned as per Condition of Approval #3.
<i>3.5 Relate roofs to those on nearby homes.</i>	The roof on this home is steeper and with a different material than the surrounding low-pitch tar and gravel roofs. Further down the street are ranch homes with shingle or comp style roofs.
<i>3.7 Use materials that are compatible with the neighborhood.</i>	The proposed materials are different than the surrounding properties, but in keeping with the proposed architectural style. While architectural variety in neighborhoods is encouraged, staff believes that using more neutral earth tones in the colors may reduce potential incompatibility, and recommends this as Condition of Approval #5.

**Recommended Conditions of Approval – Design Review**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. The following architectural modifications shall be made and submitted to the Planning Division for review and approval prior to submitting for the building permit:
  - a) The entry feature shall be lowered so the roof is in line with the first-floor eave line.
  - b) A clerestory window or other architectural treatment shall be added in the second floor center portion to reduce the appearance of a two-story wall.
  - c) The dome shall be removed and a hipped or other standard roof shall be put in its place.
  - d) The master bedroom balcony on the left elevation shall be redesigned so that the longer side is along the rear elevation, re-orienting it to the rear yard.
4. All other architectural features shall remain as proposed on the plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
5. Roof and wall colors shall be more neutral earth tones to be compatible with the surrounding neighborhood. Final exterior colors and materials shall be approved by the Director of Community Development prior to issuance of the building permit.